

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department - Hyderabad
Metropolitan Development Authority - Change of land use from HUDA Green
belt project use to office and residential accommodation use in Sy. No. 167 (P)
of Budvel (V), Rajendranagar (M), R.R. Dist. to an extent of Ac. 5.00 - Draft
Variation - Notification -Confirmed - Orders- Issued

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I₁) DEPARTMENT

G.O.Ms.No. 289

Dated: 21st April 2009

Read the following

1. From Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, letter No. 11708/MP1/Plg./HMDA/2008 Dated: 29-09-2008.
2. Govt. Memo.No.16818/I₁/2008, MA&UD (I₁) Deptt, dated: 27-10-2008
3. From Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, letter No. 11708/MP1/Plg./HMDA/2008 Dated: 22-02-2009

<<<>>>

O R D E R:

The draft variation to the land use envisaged in the notified Revised Master Plan 2020, Budvel Zone segment of non-municipal area, issued in the Govt. memo third read above, was published in the Extra-ordinary issue of Andhra Pradesh Gazette No.621, Part-1, Dated:31-10-2008. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.20,23,500/- (Rupees twenty lakhs twenty three thousands and five hundred only) towards development charges. Hence the draft variation is confirmed.

The appended notification will be published in the issue of Andhra Pradesh Gazette Dated: 25-04-2009.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr. C.V.S.K.SARMA
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.
The Special Officer and Competent Authority,
Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Ranga Reddy District, Hyderabad.
Sf /Sc.

//FORWARDED BY ORDER//

SECTION OFFICER

-2-
APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 Of 2008), the Government hereby makes the following variation to the notified Revised Master Plan 2020, Budvel zone segment of non-municipal area, the same having been published in the Extra-ordinary issue of the Andhra Pradesh Gazettee No.621, Part-1, Dated: 31-10-2008 as required by sub-section (3) of the said section.

DRAFT VARIATION

The site in Sy. No. 167 (P) of Budvel (V), Rajendranagar (M), R.R. Dist. to an extent of Ac. 5.00, which are given in the schedule below is presently earmarked for Open space use zone in the notified Master Plan revised Master Plan 2020, Budvel Zone segment of non-municipal area is now proposed to be designated as Residential (for office building and staff quarters) use zone, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the above change of land use is subject to the conditions that may be applicable under the Ceiling Act.
6. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
7. that the change of land use shall not be used as the proof of any title of the land.
8. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
9. the applicant shall obtain necessary clearance from Heritage conservation committee before undertaking any developmental activity in the site u/r.
10. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
11. The applicant shall handover the road widening portion free of cost for the proposed 60 mtrs Inner Ring Road at the time of Development Permission.
12. To maintain the distance from the Electrical Lines on Safety point of view, as per G.O. Ms. No. 86 MA & UD Deptt, dated 3-3-2006

SCHEDULE OF BOUNDARIES

NORTH:	60 mtrs wide inner ring road.
SOUTH:	Sy.No. 167 part of Budvel Village.
EAST :	Sy.No. 167 part of Budvel Village
WEST :	Sy.No. 165 part of Budvel Village Electrical Sub-Station & Project Directorate of Poultry (PDA)

Dr.C.V.S.K.SARMA

PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER